

080.0

0006

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

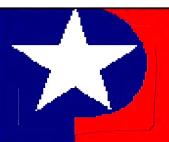
695,800 / 695,800

USE VALUE:

695,800 / 695,800

ASSESSED:

695,800 / 695,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BRATTLE TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PORRETTA ELLEN	
Owner 2:	
Owner 3:	

Street 1: 25 BRATTLE TERR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 5,320 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 2064 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5320		Sq. Ft.	Site		0	70.	1.09	11									405,719						405,700	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										49913
Entered Lot Size										GIS Ref
Total Land:										GIS Ref
Land Unit Type:										Insp Date
11/27/18										

PREVIOUS ASSESSMENT										Parcel ID	080.0-0006-0010.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	290,100	0	5,320.	405,700	695,800	695,800	Year End Roll	12/18/2019				
2019	101	FV	230,000	0	5,320.	405,700	635,700	635,700	Year End Roll	1/3/2019				
2018	101	FV	230,000	0	5,320.	272,400	502,400	502,400	Year End Roll	12/20/2017				
2017	101	FV	230,000	0	5,320.	260,800	490,800	490,800	Year End Roll	1/3/2017				
2016	101	FV	230,000	0	5,320.	237,600	467,600	467,600	Year End	1/4/2016				
2015	101	FV	215,700	0	5,320.	191,300	407,000	407,000	Year End Roll	12/11/2014				
2014	101	FV	215,700	0	5,320.	171,000	386,700	386,700	Year End Roll	12/16/2013				
2013	101	FV	215,700	0	5,320.	162,300	378,000	378,000		12/13/2012				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
LEONARD JOHN R	25715-156		10/5/1995			1	No	No	F								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
8/4/2015	1073	Alterati	12,600	8/4/2015				Remove wall in liv		11/27/2018	MEAS&NOTICE	CC	Chris C				
2/19/2015	165	Solar Pa	14,000					Installation of ro		3/19/2009	Meas/Inspect	189	PATRIOT				
4/28/2010	361	Redo Bat	9,750					DEMO & REBUILD 2ND		5/3/2006	External Ins	BR	B Rossignol				
11/10/2005	1047	Siding	17,450			G7	GR FY07	VINYL & GUTTERS		1/18/2000	Meas/Inspect	277	PATRIOT				
12/16/2004	1189	Re-Roof	6,300							8/2/1993		MF					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 5	- Cape			Full Bath: 1	Rating: Average	SINK IN BSMT.																	
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating: Very Good																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																		
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating:																		
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																		
Sec Wall: 1	%			OthrFix: 1	Rating: Average																		
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average	1st Res Grid   Desc: Line 1   # Units: 1																	
Color: YELLOW				A Kits: 1	Rating:	Level   FY LR DR D K FR RR BR FB HB L O																	
View / Desir:				Fppl: 1	Rating: Average	Other																	
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:	Upper																	
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1961	Eff Yr Blt:			Location: 1				Lvl 1															
Alt LUC:	Alt %:			Total Units: 1				Lower															
Jurisdct: G12	Fact: .			Floor: 1				Totals   RMS: 8   BRs: 3   Baths: 1   HB: 1															
Const Mod:				% Own: 1				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Lump Sum Adj:				Name: 1				Exterior: 1				No Unit   RMS   BRS   FL											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior: 1				1   8   3											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Additions: 1																	
Prim Int Wall: 2	- Plaster			Functional: 1	%	Kitchen: 1																	
Sec Int Wall: 1	%			Economic: 1	%	Baths: 1																	
Partition: T	- Typical			Special: 1	%	Plumbing: 1																	
Prim Floors: 3	- Hardwood			Override: 1	%	Electric: 1																	
Sec Floors: 1	%			Total: 18.6 %				Heating: 1															
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				General: 1				Totals   1   8   3											
Subfloor: 1				Basic \$ / SQ: 105.00																			
Bsmnt Gar: 1				Size Adj.: 1.27499998																			
Electric: 3	- Typical			Const Adj.: 0.99989998																			
Insulation: 2	- Typical			Adj \$ / SQ: 133.862																			
Int vs Ext: 1				Other Features: 88522																			
Heat Fuel: 1	- Oil			Grade Factor: 1.00																			
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod: 1																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: Yes	Central Vac: NO			Adj Total: 356444																			
% Com Wall	% Sprinkled: 1			Depreciation: 66299																			
MOBILE HOME				Depreciated Total: 290146				Final Total: 290100				Val/Su SzAd: 172.68											
SPEC FEATURES/YARD ITEMS																							
<b>PARCEL ID</b> 080.0-0006-0010.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
2	Frame Shed	D	Y	18X10	A	AV	1970		0.00	T	39.2	101											
More: N				Total Yard Items:				Total Special Features:				Total:				<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>							